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Our ref: 11208393-Thompson-Renninger-McPeek-22

April 08, 2022

Mr. Robert Thompson
Remedial Project Manager
United States Environmental Protection Agency
Region V
77 West Jackson Boulevard
Chicago, Illinois
U.S.A. 60604

Ms. Tamara McPeek
Environmental Response and Revitalization
Ohio Environmental Protection Agency
Southwest District Office
401 East Fifth Street
Dayton, Ohio
U.S.A. 45402

Mr. Steve Renninger
On-Scene Coordinator
United States Environmental Protection Agency
Region V
Emergency Response Branch
26 West Martin Luther King Drive
Cincinnati, Ohio
U.S.A. 45628

Progress Report: March 1 through 31, 2022
South Dayton Dump and Landfill Site, Moraine, Ohio (Site)

Dear Mr. Thompson, Ms. McPeek, and Mr. Renninger:

This Monthly Progress Report is submitted in accordance with the Administrative Settlement and Order on Consent (ASAOC) for Remedial Investigation/Feasibility Study (RI/FS) Proceeding Under Sections 104, 107, and 122 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended, 42 U.S.C. §§ 9604, 9607, and 9622 (United States Environmental Protection Agency [U. S. EPA]) Docket No. V-W-16-C-011) effective June 11, 2016 (RI/FS ASAOC), and the ASAOC for Removal Action Proceeding Under Sections 104, 106(a), 107, and 122 of the CERCLA, 42 U.S.C. §§ 9604, 9606(a), 9607, and 9622 U. S. EPA Docket No. V-W-13-C-010, effective April 8, 2013 (Removal Action ASAOC), for the period of March 1 through 31, 2022.

The next Progress Report for the month of April 2022 will be submitted on or before May 10, 2022.

Significant Developments in this Reporting Period

RI/FS ASAOC Developments

Activities conducted in March 2022 are summarized below:

- GHD submitted a memo dated March 3 via email to the agencies which presents groundwater chemistry data maps with comparison to vapor intrusion screening levels (VISLs).

- The status of current investigation activities was discussed in an online meeting on March 11 including GHD, USEPA, and Ohio EPA representatives.
- GHD submitted preliminary soil chemistry data maps via email on March 14 for agency review. The maps include comparison to screening levels for leaching to groundwater based on agency comments.
- GHD submitted a map that illustrates OU1 perimeter soil/fill conditions and stratigraphic log information via email on March 17 for agency review.
- GHD submitted a summary of investigation status and data gap analysis via email on March 28 for agency review.

Removal Action ASAOC Developments

Activities conducted in March 2022 are summarized below:

- As noted in the previous monthly progress report GHD collected annual proficiency samples from Building 24 on February 22 and Building 17 on February 23. The laboratory results for samples collected from Building 17 were received in March and are under review by GHD. The samples collected from Building 24 were delayed in shipment from the local laboratory facility (Moraine, OH depot) to the project laboratory (Knoxville, TN facility). Upon arrival it was determined that the sample holding time was exceeded. Therefore, the samples were not analyzed and GHD will collect new samples from Building 24 in April.

Other activities conducted in March 2022 (related to the Explosive Gas Monitoring Plan) are summarized below:

- GHD awaits responses from property owners regarding the request for information and approval to install gas monitoring devices. GHD received a response from Dayton Power & Light (DP&L) indicating that they will address the potential for gas presence as part of their internal health and safety program. GHD received one of the questionnaires via US Postal Service indicating it was undeliverable to the addressee (located at 2219 East River Road). GHD will attempt to provide a copy via hand delivery. The status of the responses from property owners is summarized in Table 1, attached.

Summaries of all Anticipated Problems and Planned Resolutions

GHD will collect new annual proficiency samples at Building 24 as noted above. No other difficulties/delays were encountered during this reporting period.

Projected Work for the Next Reporting Period

- GHD will continue planning and scheduling RI/FS activities in accordance with the approved work plan. The planned activities include:
 - Prepare an updated project schedule including the proposed 2022 investigation activities.
 - Prepare responses to agency comments regarding the soil gas sampling results received in January.
 - Continue preparations for the proposed GMR and groundwater investigations including QAPP update.
 - Continue preparations for the proposed Quarry Pond fish tissue sampling (to be conducted in September 2022) including QAPP update (based on U. S. EPA comments dated October 22, 2021).

- The Respondents and U. S. EPA On-Scene Coordinator will continue to work together to implement the VI mitigation work plan. The planned activities include:
 - Collect annual proficiency samples at Building 24 to replace samples collected in February.
 - Review the results for annual proficiency sampling at Building 17 and conduct data validation.
- GHD will continue follow-up with property owners related to requests for information regarding occupied structures and approval to install monitoring devices per the EGMP.

Should you have any questions on the above, please do not hesitate to contact us.

Yours truly



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JH/kf/LTR-22

Copy to: (all by pdf)

- Ken Brown, ITW
- Bryan Heath, NCR
- Wendell Barner, Barner Consulting
- Jim Campbell, EMI
- Andrew Dorn, ITW
- Kelly Martorano, Kelsey Hayes Company
- Michael Hughes, Neal, Gerber & Eisenberg
- Larry Silver, Langsam Stevens Silver & Hollaender
- Tim Hoffman, Dinsmore & Shohl
- Sally Scott, Jacobs
- Brett Fishwild, Jacobs
- Denise Quigley, GHD

Table 1
Property Information
South Dayton Dump and Landfill Site
Moraine, Ohio

Lot Number	Tax Pin No / Parcel ID	Distance from Site	Location Address	Property Owner	Owner Address	Date Letter Sent	Date Response Received	Follow Up Letter Sent	Building Information Provided (Y/N)	Permission to Access Building Granted (Y/N)	Comment
5172	J44 26421 0001	Site	2003 Dryden Rd	Modify House LLC	2003 Dryden Road, Dayton, OH 45439	5-Nov-21	8-Nov-21		N	Y	Building information forthcoming
5175	J44 26421 0004	Site	2075 Dryden Road	GRA Real Estate LLC	non-responsive	5-Nov-21		25-Jan-22			
5176	J44 26421 0005	Site	2139 Dryden Road	GRA Real Estate LLC		5-Nov-21		25-Jan-22			
5171	J44 26420 0001	Site	1951 Dryden Road	B & D Limited Properties Ltd		5-Nov-21	11-Nov-21		Y	N	Permission denied
5174	J44 26421 0003	Site	2045 Dryden Road	Atherton Properties LLC	2045 Dryden Road, Dayton, OH 45439	5-Nov-21	15-Nov-21		Y	Y	
3261 / 3753	J44 04105 0032	Site	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
4423	J44 04105 0031	Site	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3262	J44 04105 0021	200 ft	2373 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3256	J44 04105 0026	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3259	J44 04105 0023	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3260	J44 04105 0024	200 ft	2335 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
3263	J44 04105 0020	200/1000 ft	2391 E River Road	Jim City Salvage Inc.	2335 E River Road, Dayton, OH 45439	5-Nov-21		25-Jan-22			
4610	J44 04105 0136	Site	2225 E River Road	non-responsive		5-Nov-21		25-Jan-22	N	N	Permission denied
3252	J44 04105 0040	200 ft	2225 E River Road			5-Nov-21		25-Jan-22	N	N	Permission denied
3253	J44 04105 0034	200/1000 ft	2233 E River Road			5-Nov-21		25-Jan-22	N	N	Permission denied
3254	J44 04105 0097	200 ft	2219 E River Road			8-Nov-21		26-Jan-22			see note 5
3207	J44 04105 0001	200 ft	2153 E River Road	Globe Food Equipment Inc.	1400 Toastmaster Drive, Elgin, IL 60120	5-Nov-21	8-Nov-21		Y	Y	
3257	J44 04105 0022	200/1000 ft	2347 E River Road	non-responsive	non-responsive	8-Nov-21		26-Jan-22			
3255	J44 04105 0035	200/1000 ft	2305 E River Road			8-Nov-21		26-Jan-22			
3258	J44 04105 0025	200/1000 ft	2359 E River Road	Lynne Leigh Properties LLC	2359 E River Road, Dayton, OH 45439	8-Nov-21		26-Jan-22			
5173 ⁽¹⁾	J44 26421 0002	Site	2031 Dryden Road	non-responsive	non-responsive	n/a	n/a				see note 1
2941	J44 04101 0003	Site	1900 Dryden Road	Dayton Power and Light	PO Box 1247, Dayton, OH 45401	15-Nov-21	9-Mar-02				see note 4
5054 ⁽³⁾	J44 04102 0040	Site	1901 Dryden Road	Valley Asphalt Corporation	11641 Mosteller Road, Cincinnati, OH 45241	n/a	n/a				see note 3
5177 ⁽²⁾	J44 26421 0006	Site	No physical address	Horace J Boesch Jr and Mark Fornes TRS (South Dayton Landfill, Environmental Remediation Trust)	2080 Byers Road, Miamisburg, OH 45342	n/a	n/a				see note 2
5178 ⁽²⁾	J44 26422 0001	Site	No physical address	Horace J Boesch Jr and Mark Fornes TRS (South Dayton Landfill, Environmental Remediation Trust)	2080 Byers Road, Miamisburg, OH 45342	n/a	n/a				see note 2
3264 ⁽²⁾	J44 04105 0093	200 ft	No physical address	BD of Co Comm (owned by Counties)	W Third and St. Marys Street, Dayton, OH 45402	n/a	n/a				see note 2
3274 ⁽²⁾	J44 04105 0089	200 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a				see note 2
3275 ⁽²⁾	J44 04105 0019	200 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a				see note 2
3061	J44 04102 0019	200/1000 ft	1900 Dryden Road	Dayton Power and Light	PO Box 1247, Dayton, OH 45401	15-Nov-21					
3056 ⁽²⁾	J44 04102 0001	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a				see note 2
3278 ⁽²⁾	J44 04105 0059	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a				see note 2
3058 ⁽²⁾	J44 04102 0014	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a				see note 2
3057 ⁽²⁾	J44 04102 0030	Site/200 ft/1000 ft	No physical address	Miami Conservancy District	38 E Monument Ave, Dayton, OH 45402	n/a	n/a				see note 2
3264 ⁽²⁾	J44 04105 0094	200 ft /1000 ft	No physical address	BD of Co Comm (owned by Counties)	W Third and St. Marys Street, Dayton, OH 45402	n/a	n/a				see note 2
2943 ⁽²⁾	J44 04101 0005	200 ft /1000 ft	2228 Dryden Road	Village Park Community Ltd, Kettering Estates LLC	non-responsive	n/a	n/a				see note 2

Notes:

- (1) Monitoring device installed.
- (2) No occupied buildings located within 200 ft of the South Dayton Dump & Landfill Site OU1 boundary
- (3) Valley Asphalt notified GHD verbally that they intend to conduct gas monitoring independently
- (4) DP&L notified GHD by email indicating they will implement their own safety measures as required through their own studies.
- (5) Mail sent by GHD was returned by postal service as undeliverable.